

Mt. Vernon Planning and Zoning Commission
Minutes
June 9, 2021

The Planning and Zoning Commission meeting was held via the Zoom application. The public was invited to participate via telephone by calling 1-312-626-6799 and prompted to enter the following information: Meeting ID: 884 5880 9414 and Password: 252588. If assistance was needed before the meeting began the public could contact City Planner, Laura Eckles at 641-521-4110. The following Commission members were remotely present: Truman Jordan, Jay Willems, Matt Nelson, Trude Elliott and Rich Hileman. Absent: Joan Burge and Jenna Wischmeyer. Also in attendance: City Planner Laura Eckles. Chairperson, Truman Jordan, called the meeting to order at 6:35 p.m.

Approval of Agenda and May 5, 2021 minutes. These documents stand approved unless otherwise indicated by commission members.

Public hearing, discussion, and possible action on amending Chapter 165, Zoning Regulations by adopting a new special overlay district to the Municipal Code of Mount Vernon. Jordan opened and closed the public hearing at 6:37 p.m. with no public comment.

There was a question on Planning and Zoning's involvement with projects in the overlay district. Eckles explained that it would be the same as it is now, with subdivisions being reviewed by Planning and Zoning but individual projects would not come before them as long as they were in line with the rest of the requirements. Board members felt that there was confusion with the wording in the proposed ordinance in Section 2, which indicates that each project would go before Planning and Zoning and City Council. It was suggested that the wording be changed to indicate the Zoning Administrator should be the one to review and approve projects and permits. Eckles explained that right now she is unable to enforce what was approved in the bypass plan because it was not in the code of ordinances and this ordinance would do that. Members still had an issue with the definition of the word "project" in the proposed ordinance and were concerned that it had not been reviewed by the City attorney.

Hileman made a motion to table this item until it has been reviewed and considered by the City attorney. Motion seconded by Willems. Nelson questioned why the Highway 30 Master Plan wasn't already referenced in the City ordinance, when the Comprehensive Plan was. Hileman agreed, saying if the Highway 30 Master Plan was referenced in the Zoning Ordinance, this document could be shortened considerably. Willems suggested a meeting between Hileman, the City attorney, the City Administrator and Laura Eckles to go over the concerns addressed tonight. Eckles will bring these concerns to the City Administrator and determine how to proceed. Nelson asked if the ordinance could be passed tonight contingent upon the revision of paragraph 2 but other members felt

another meeting was needed. There was then a vote on the above mentioned motion made by Hileman and seconded by Willems. Voting yes to table this item: Jordan, Elliott, Hileman and Willems. Voting no: Nelson. Motion passes 4-1.

Meeting adjourned at 7:18 p.m. on June 9, 2021.

Respectfully submitted,
Marsha Dewell
Deputy Clerk